



8 Peony Grove

, Worthing, BN13 3GF

Offers over £290,000

Freehold Council Tax Band C



James & James are delighted to offer for sale this BEAUTIFULLY presented Semi-Detached house located within the ever popular Barley Grange development.

The accommodation comprises, entrance hall into ground floor W/C, living room through to well presented kitchen with breakfast area and patio doors onto the WEST FACING garden.

On the first floor there are two DOUBLE bedrooms, one of which having an en-suite shower room. There is also a family bathroom.

Externally there is a well maintained West facing rear garden with a mix of laid to lawn and patio for seating. To the front there are two allocated parking spaces.

Further benefits include double glazing, gas fired central heating and the remainder of the 10 year NHBC warranty.

Located on the popular Barley Grange development in West Durrington within easy access of local shops, schools and both Goring and Durrington main line stations that provide regular services to London Victoria, Brighton and other destinations along the south coast.

Entrance Hall

Cloakroom

Lounge  
15'2 x 9'5 (4.62m x 2.87m)





Kitchen Breakfast Room  
12'8 x 8' (3.86m x 2.44m)

First Floor Landing

Bedroom  
12'9 x 8'7 (3.89m x 2.62m)

Bedroom  
9'8 x 8'2 (2.95m x 2.49m)

Ensuite Shower

Bathroom

West Facing Rear Garden

Two Allocated Parking Spaces



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

